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| WARRANTY DEED | STATE OF MISSISSIPPI COUNTY OF DESOTO THE ACTUAL CONSIDERATION GREATER FOR THIS TRANSFER |
| | <div>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MAY, 2008.</div> <div>Notary Public</div> <div>MY COMMISSION EXPIRES: November 2, 2008. (AFFIX SEAL)</div> |

THIS INSTRUMENT WAS PREPARED BY & RETURN TO
Lender's Title & Escrow, LLC
5699 Getwell Road
Building H, Suite 5
Southaven, Mississippi 38672
662-536-3155

| | | |
|--|-------------------------------------|--------------------------------------|
| ADDRESS NEW OWNER(S) AS FOLLOWS: Jimmie Hughes 901-685-7598 <i>N/A</i> | SEND TAX BILLS TO: Jimmie Hughes | MAP-PARCEL NUMBERS 20782700000010 |
| (NAME) 1771 Linden Drive | (NAME) 1771 Linden Drive | |
| (ADDRESS) Nesbit, MS <i>38651</i> | (ADDRESS) Nesbit, MS 38651 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Paula S. Givens AND Donald W. Givens, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmie Hughes HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DESOTO COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 34, Emery Hills Subdivision, situated in Section 27, Township 2 South, Range 7 West as shown on plat of record in Plat Book 102, Page 23, in the Register's Office of DeSoto County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

This being the same property conveyed to Grantor by Warranty Deed dated 5/10/07, filed of record on 5/23/07 at Deed Book 559 Page 69 in the aforesaid Chancery Clerk's Office

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Plat Book 102, Page 23; in the aforesaid Register's Office; and the 2008 DesotoCounty Taxes the party of the second part agrees to assume and pay.

unimproved ☐

This is improved ☒ property, known as

1771 Linden Drive, Nesbit, MS 38651

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 21st day of May, 2008.

Paula S. Givens

Paula S. Givens
Donald W. Givens

Donald W. Givens

Lender's Title & Escrow

STATE OF MISSISSIPPI
COUNTY OF DESOTO

BK 386 PG 700

Personally appeared before me, a Notary Public of said County and State, the within named bargainor, , Paula S. Givens AND Donald W. Givens with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained as his/her/their free act and deed.

Witness my hand and official seal as Notary Public for the State of Mississippi this 21st day of May, 2008.
Commission expires: November 2, 2008



Carrie Payne Notary Public

20080125

Grantor's Forwarding Address:

Paula S. Givens
Donald W. Givens

1235 Dogwood Hollow Dr.
Neshit MS, 38651

Phone: 662-429-3039
901-277-7633